



15 Summercroft Road (Plot 7), Hipswell Road, Richmond, N Yorks, DL9  
4NY

£255,000





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This LARGE 3 BEDROOM, En-Suite Semi-Detached New Home with LARGE FULLY ENCLOSED 17.39m (57'0") REAR GARDEN complemented by minimum of 2 allocated parking bays.

\*\*\*SPECIAL DEAL\*\*\* Flooring allowance up to £2,500 & Solicitor Fees on purchase up to £800\*\*\*  
Free Washing Machine & Outside tap (selected plots only).

LOCATION, LOCATION, LOCATION ... The BEST EXCLUSIVE New Homes Location in the Area: Visit this link for what's on your doorstep: <https://www.northyorks.gov.uk/catterick-garrison-town-centre-designs>

## HALL 4.36m long (14'3" long)

## SITTING ROOM 4.34m x 3.32m max (14'2" x 10'10" max)

## KITCHEN & DINING ROOM 5.59m x 4.25m (18'4" x 13'11")

Stylish range of wall & floor units with FULLY INTEGRATED electric oven & gas hob with extractor over, microwave, fridge/freezer & dishwasher & FREE washing machine.

## WASHROOM/WC 1.70m x 1.00m (5'6" x 3'3")

## FIRST FLOOR LANDING

**BEDROOM 1. 3.58m x 2.99m plus robes (11'8" x 9'9" plus robes)**  
PLUS built-in cupboard.

**EN SUITE 1.91m x 1.90m max (6'3" x 6'2" max)**

**BEDROOM 2. 3.58m x 2.59m (11'8" x 8'5")**

**BEDROOM 3. 3.58m x 2.20m (11'8" x 7'2")**

**'HOUSE' BATH/SHOWER ROOM 2.49m x 1.91m (8'2" x 6'3")**

## OUTSIDE FRONT

Front lawn & Tarmac 2-Car driveway. 4.59m/15'0" wide side gable area with fence & gate opening to:

**Enclosed REAR GARDEN 17.39m min x 10.42m (57'0" min x 34'2")**

LARGE lawned Rear Garden (\*\*ADDED EXTRA WORTH £2,000\*\*) with textured concrete paved patio, perimeter paving & outside tap..

## SPECIFICATION

- KITCHEN - Integrated oven, gas hob & extractor, fridge/freezer & dishwasher and FREE washing machine
- BATHROOMS - Contemporary range of white fittings.
- TILING - Ceramic wall & floor tiling to selective kitchen, bath &

cloakroom areas.

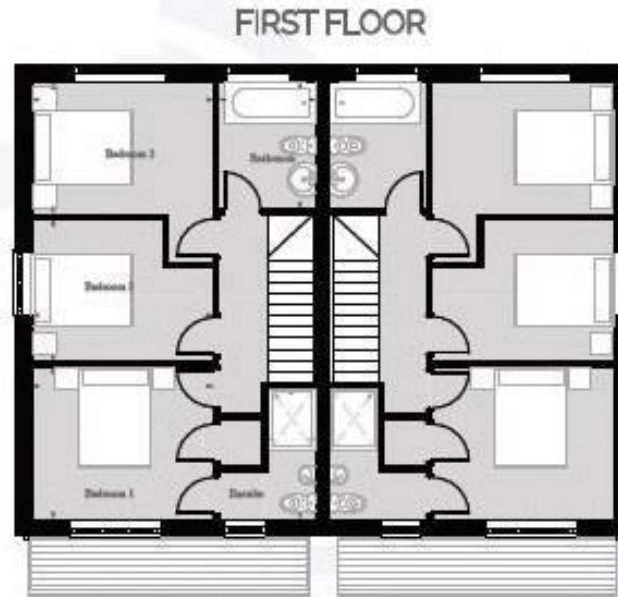
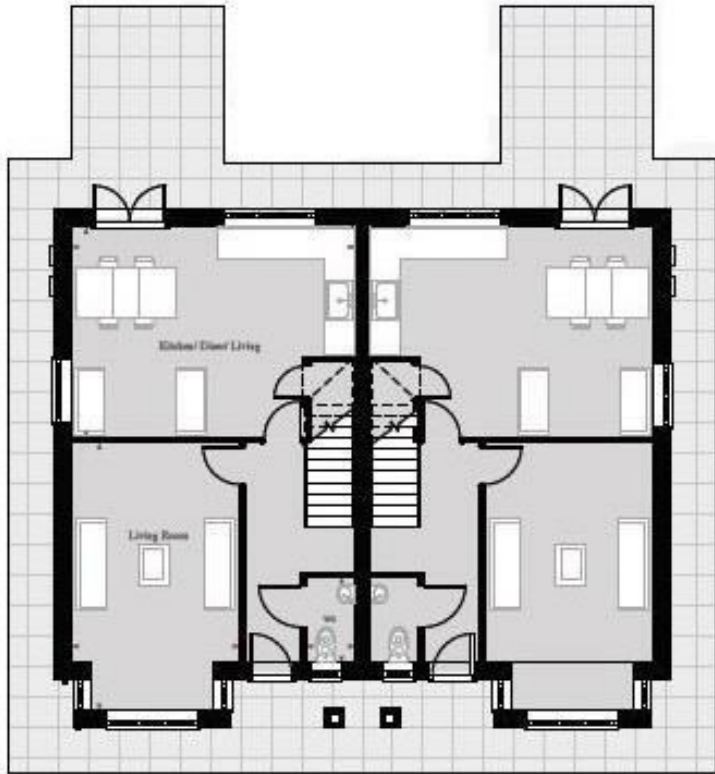
- DOWN-LIGHTING - Kitchen/Dining Room & Bathrooms.
- TV POINTS - Living room, kitchen/dining room & bedrooms.
- HEATING - Gas Central Heating/Hot Water System.
- WINDOWS & FRENCH DOORS - White uPVC double glazed.
- EXTERNAL DOORS - Light grey composite front door, white uPVC side/rear door.
- FLOOR COVERINGS - \*FREE\* UP TO £3000 ALLOWANCE ON COMPLETION
- WALLS & CEILINGS - Smooth skim finish in white.
- WOODWORK - White satin finish.
- CAR CHARGING POINT - Wiring made ready for electric car charging point.
- RAINWATER GOODS - Black UPVC
- \* \*FREE\* OUTSIDE TAP
- \* \*FREE\* REAR LAWN TURF

## NB

1. GREEN FEES covering the communal green areas of circa £120 per year will apply.
2. Council Tax Band: To be confirmed by Richmondshire District Council
3. The details outlined are an indication of the proposed specification. The developer reserves the right to alter any part of the development specification at any time. Where brands are specified, the developer reserves the right to replace the brand with another of equal quality or better.
4. IMAGES ETC: Computer Generated Images (CGi's), Photographs & Artists Impressions are for illustrative Purposes only. Floor plans are for illustration only.



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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales**

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

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